# **Energy performance certificate (EPC)**

24, Ellison Way WOKINGHAM RG40 2AB	Energy rating	Valid until: <b>15 August 2026</b>	
		Certificate number:	9458-6045-7208-4866-6954
Property type Mid-floor flat			
Total floor area	6	2 square metres	

## Rules on letting this property

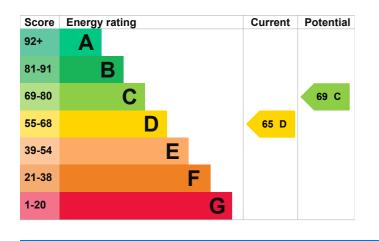
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordguidance).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

## Breakdown of property's energy performance

## Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Electric underfloor heating	Very poor
Main heating control	Room thermostat only	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 244 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£683 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £86 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

### Heating this property

Estimated energy needed in this property is:

- 2,785 kWh per year for heating
- 1,853 kWh per year for hot water

Impact on the environ	nment	This property produces	2.6 tonnes of CO2
This property's environmental impact rating is D. It has the potential to be C. Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		This property's2.3 tonnes of CO2potential production	
		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based or about average occupancy	
An average household produces	6 tonnes of CO2	People living at the property may use difference amounts of energy.	

### Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Replacement glazing units	£1,000 - £1,400	£85

#### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: Home Upgrade Grant (www.gov.uk/apply-home-upgrade-grant)
- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>
- Help from your energy supplier: <u>Energy Company Obligation (www.gov.uk/energy-company-obligation)</u>

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Katie Stubbings
Telephone	01189770690
Email	epc@nichecom.co.uk

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd	
Assessor's ID	EES/017782	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	

### About this assessment

Assessor's declaration	No related party	
Date of assessment	15 August 2016	
Date of certificate	16 August 2016	
Type of assessment	RdSAP	